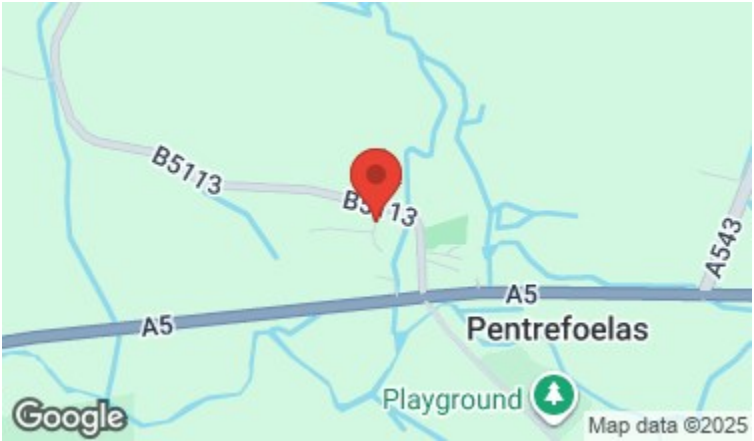
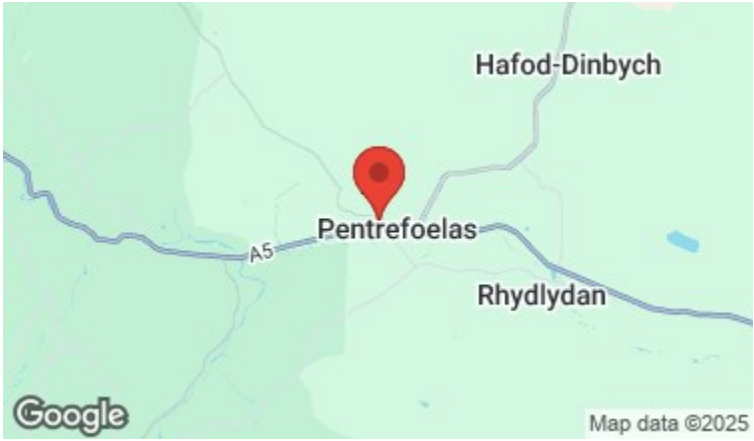




Sgubor Rin, Pentrefoelas
£45,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



, Pentrefoelas, LL24 0HT

£45,000



Tenure

Freehold. Sgubor Rin is currently occupied on a Tenancy at Will document from January 2015 with an annual rental of £1000.

Business Rates

Rateable Value £510.

Property Description

‘Sgubor Rin is a stone built two storey workshop with additional basement area currently used for commercial storage purposes, The site as a whole is approx 0.53 acres excluding the access road which is understood to be adopted highway.

The site comprises a parcel of undeveloped land, currently used as an informal car park and some amenity land.

The site is located near the centre of the small rural village of Pentrefoelas on the A5 approximately a 15 minutes drive from the village of Betws Y Coed.

This advertisement will run for a minimum of six weeks from 3rd September 2025, and if there are multiple interested parties at the end of this period, a best bids process will be introduced to ensure a fair opportunity for all.

Services

We understand that the site has mains electricity, drainage and water nearby. Only electricity is connected to Sgubor Rin.

Basement Room

Main Floor

Storage Room

25'9" x 15'10" (7.87m x 4.85m)

Basis Storage Area

16'6" x 10'1" (5.03m x 3.08m)

Agents Notes

There are no mess or WC facilities within the building. Electric lighting is available, there is no heating.

Viewings

Viewings are to be external viewing at first and internal viewings arranged for bona fide enquiries.

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

Deiliadaeth

Rhydd-ddaliad. Mae Sgubor Rin ar hyn o bryd yn cael ei feddiannu dan denantiaeth wrth ewyllys ers mis Ionawr 2015 gyda rhent blyneddol o £1000.

Ardrethi Busnes

Gwerth trethiannol: £510.

Disgrifiad O'r Eiddo

Mae Sgubor Rin yn weithdy carreg deulawr gydag islawr ychwanegol sydd ar hyn o bryd yn cael ei ddefnyddio at ddibenion storio masnachol. Mae'r safle yn ei gyfanrwydd yn oddeutu 0.53 erw, ac eithrio'r ffordd fynediad sydd, yn ôl ein dealltwriaeth, yn briffordd wedi'i mabwysiadu. Mae'r safle yn cynnwys darn o dir heb ei ddatblygu, sydd ar hyn o bryd yn cael ei ddefnyddio fel maes parcio anffurfiol a rhywfaint o dir amwynder. Mae'r safle yng nghanol pentref bach gwledig Pentrefoelas ar yr A5, tua 15 munud mewn car o Fetws-y-coed. Gwasanaethau Rydym ni ar ddeall bod gan y safle drydan o'r prif gyflenwad, gyda draeniad a dwr gerllaw. Dim ond trydan sydd wedi'i gysylltu â Sgubor Rin.

Ystafell Islawr

Prif lawr:

Storfa:

82'0" x 29'6" x 49'2" x 32'9" (25'9" x 15'10") (25'9" x 15'10" (7.87m x 4.85m))

Ardal Storio:

52'5" x 19'8" x 32'9" x 3'3" (16'6" x 10'1") (16'6" x 10'1" (5.03m x 3.08m))

Nodyn Gan Yr Asiant

Nid oes cyfleusterau bwyta na tholedau yn yr adeilad. Mae yna olau trydan ond nid oes gwres.



Gweld yr Eiddo

Bydd modd mynd i weld y tu allan yn gyntaf ac yna gellir trefnu bod unigolion sy'n gwneud ymholiadau bona fide yn cael gweld y tu mewn.

Prys Jones & Booth

Mae Syrfewyr Siartredig a Gwerthwyr Tai Prys Jones & Booth yn gwmni annibynnol yn Abergele sydd â phrofiad helaeth o bob agwedd ar eiddo preswyl a masnachol. Er bod ein swyddfa yn Abergele, rydym ni'n gweithio ar draws y gogledd, yn cynnwys yn y Rhyl, Bae Colwyn, Llanddulas, Llanfair TH, Prestatyn, Llanelwy, Towyn, Bae Cinmel, Llandudno ac ardaloedd cyfagos eraill. Sefydlwyd cwmni Syrfewyr Siartredig a Gwerthwyr Tai Prys Jones & Booth yn 1974 ac maen nhw wedi bod yn brif gynheiliad stryd fawr Abergele ers hynny.

Gwasanaethau Proffesiynol

Mae Iwan Prys Jones Bsc. PGDM, MRICS yn aelod llawn o Sefydliad Brenhinol y Syrfewyr Siartredig gydag arbenigedd mewn arolygon cartrefi proffesiynol, arolygon eiddo masnachol / prisio. Cysylltwch â ni heddiw i drafod ein ffioedd cystadleuol.

